

026.A

0002

0072.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

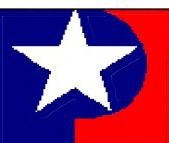
551,200 / 551,200

USE VALUE:

551,200 / 551,200

ASSESSED:

551,200 / 551,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
72		MARATHON ST, ARLINGTON

OWNERSHIP

Owner 1:	COHEN RYAN W	Unit #:	72
Owner 2:	TALLON LAURA M		
Owner 3:			

Street 1: 72 MARATHON ST UNIT 72

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	COLTHARD CHRISTOPHER M -
Owner 2:	GAYLE LORINDA L -
Street 1:	72 MARATHON STREET UNIT 72
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1044 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7832												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								280666
								GIS Ref
								GIS Ref
								Insp Date
								05/17/18
								!15379!
								USER DEFINED

Parcel ID								PRINT	
026.A-0002-0072.0								Date	Time
2020								12/18/2019	
2019								1/3/2019	
2018								12/20/2017	
2017								1/3/2017	
2016								1/4/2016	
2015								12/11/2014	
2014								12/16/2013	
2013								12/13/2012	
								ASR Map:	
								Fact Dist:	
								Reval Dist:	
								Year:	
								LandReason:	
								BldReason:	
								CivilDistrict:	
								Ratio:	

SALES INFORMATION										TAX DISTRICT		PAT ACCT.										
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes													
COLTHARD CHRIS	70237-376		11/15/2017		620,000	No	No															
MARTINO JOHN &	55656-7		10/25/2010		420,500	No	No															
NEXT HILL DEVEL	48588-323		11/30/2006		365,000	No	No															

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good												
Sty Ht: 0 - 1 St condo				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1915	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G8	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB: 1					
Const Mod:				% Own: 42.000000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRs	FL				
INTERIOR INFORMATION				DEPRECIATION				Interior:		1	5	2	1				
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Additions:									
Prim Int Wall: 2 - Plaster				Functional:				Kitchen:									
Sec Int Wall:	%			Economic:				Baths:									
Partition: T - Typical				Special:				Plumbing:									
Prim Floors: 3 - Hardwood				Override:				Electric:									
Sec Floors: 4 - Carpet	25 %			Total: 4.6 %				Heating:									
Bsmnt Flr: 14 - Asphalt Tile				CALC SUMMARY				General:									
Subfloor:				Basic \$ / SQ: 295.00				COMPARABLE SALES									
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Const Adj.: 1.00739920													
Insulation: 2 - Typical				Adj \$ / SQ: 401.197													
Int vs Ext: S				Other Features: 81367													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.04999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 577750													
% Com Wall				Depreciation: 26577													
				Depreciated Total: 551174													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:																	
SPEC FEATURES/YARD ITEMS				Juris. Factor: 1.00	Before Depr: 463.38												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	PARCEL ID 026.A-0002-0072.0	
More: N	Total Yard Items:					Total Special Features:								Total:			

IMAGE **AssessPro Patriot Properties, Inc**